

The Chalmers Residences

Project Summary:

T. Wall Enterprises is proposing a three phase, 4-story multifamily development that will take advantage of the vacant lot on 215 Pine Street and the former and now blighted La Crosse Tribune building. The proposal includes 1 level of underground parking, approximately 260 units, and +/- 5,445 sq ft of commercial space. Per the City's Preliminary Comprehensive Plan, there is a strong emphasis on infill development, especially for vacant or underutilized lands and buildings. T Wall intends to revitalize the site by demolishing the underutilized/blighted Tribune building to make way for The Chalmers redevelopment.

The Chalmers will serve as a hub for the community, providing gathering and retail spaces. By attracting residents and generating disposable income, this project will infuse the downtown north area with a vibrant and lively atmosphere. In alignment with the City's Comprehensive Plan, the goal is to create a compact and well-designed mixed-use center that encompasses shopping, employment, housing, recreation, and community gathering opportunities.

Conveniently located within walking distance of Riverside Park, The Chalmers' residents will have convenient access to the picturesque riverwalk and the various events the park holds, such as live musical performances, Riverfest, and the Rotary Christmas Lights Parade Party. Residents can easily immerse themselves in the vibrant downtown area of La Crosse, as The Chalmers is located within walking distance.

The intent is for this development to allow residents access to amenities, resources, and community spaces that cater to all different age groups. The project aims to stimulate revitalization, promote efficient land use, support the employment base, upgrade neighborhoods, increase property value and tax base, attract businesses, and create a vibrant mixed-use community.

The Chalmers is planning one story of underground-parking accommodating approximately 170 stalls. However, to achieve the desired 1:1 parking ratio, the development is proposing a creative concept that provides residents the parking they need while creating additional revenue for the City. The developer intends to construct a skywalk over Pine Street that would connect The Chalmers to the Pine Street Parking Ramp, where The Chalmers plans to lease approximately 120-160 stalls from the City. The Pine Street parking garage has enough capacity and availability to accommodate this stall request.

In addition to the sky walk, The Chalmers will include bike storage lockers and bike parking stalls for residents in addition to a bike work/repair station for pumping tires, fixing/oiling chains, etc. As noted below, the developer also plans to include bike charging stations for residents who own electric bikes.

Green/Sustainable Building Features

- Electric vehicle charging stations
 - 10% of parking stalls will have electric vehicle charging stations while 100% of covered parking stalls will be wired to accommodate electric vehicle charging stations in the future

- Recycling and Reuse plan for demolition of existing Tribune building
- Regionally sourced materials where possible
- Bike and scooter charging stations
- Energy efficient appliances
- High efficiency glass
- LED lighting

Construction Timeline

The developer plans to start construction on Phase 1 in the fall of 2024 and complete construction by spring of 2027, while still targeting to complete construction even sooner. On all developments, T. Wall Enterprises aims to start construction during the Fall to open in time for the start of leasing season the following spring. This allows their in-house management team enough time to lease up each individual phase before opening the next phase. Due to the development being approximately 260 units, the developer plans to phase construction. Phase 1 being built first, fall of 2024, followed by Phase 2 and Phase 3, each 1 or 2 years apart. By phasing construction, the developer hopes to avoid an oversaturation of units being brought to market all at once.

